

Glossary for Improved Sales

Condition: Relative to Age and Grade

- 1= Poor** Many repairs needed, shows serious deterioration
- 2= Fair** Some repairs needed immediately. Much deferred maintenance.
- 3= Average** Depending upon age of improvement, normal amount of upkeep for the age of the home.
- 4= Good** Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
- Very Good** Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

- Grades 1 - 3** Falls short of minimum building standards. Normally cabin or inferior structure.
- Grade 4** Generally older low quality construction. Does not meet code.
- Grade 5** Lower construction costs and workmanship. Small, simple design.
- Grade 6** Lowest grade currently meeting building codes. Low quality materials, simple designs.
- Grade 7** Average grade of construction and design. Commonly seen in plats and older subdivisions.
- Grade 8** Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
- Grade 9** Better architectural design with extra exterior and interior design and quality.
- Grade 10** Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
- Grade 11** Custom design and higher quality finish work with added amenities of solid woods, bathroom fixtures and more luxurious options.
- Grade 12** Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
- Grade 13** Generally custom designed and built. Approaching the mansion level. Large amount of highest quality cabinet work, wood trim and marble, large entries.